

Nakiska Ranch...

5944 Trout Creek Rd
\$2,880,000



472 Acre Guest and Working Ranch!

Nestled in the Heart of Wells Gray Provincial Park, Nakiska Ranch is The Place to Be! With 472 acres under 2 titles, the ranch is just 29 kms outside Clearwater, which has full amenities. The Main House or Lodge is over 5,000 sq ft, log construction with 6 bedrooms, 5 bathrooms, and an expansive deck overlooking the grounds. Several cedar Log Cabins, all with beds, baths and kitchenettes are perfect for guests and staff. The property has been operated as a successful, seasonal Guest Ranch for the past 12+ years, and has many options for expansion if desired! The Working Ranch features Hayfields, Pastures, Creek, Cattle Pens, and several outbuildings, including Barns, 2 Bay Work Shop, 7 Stall Horse Stables, 40 x 60m Riding Ring, Hayshed, Shelters, 7 Bay Machine Shed, etc. Ranch services 50+ cow-calf pairs. Hay Business generates 600 round bales per year. Approximately 300 acres are forested with trails that meander throughout including a newly constructed 10km riding/quad/sled trail. A new water line was installed in 2022 that draws from the Creek, and new septic system installed in 2019. This unique property offers Tremendous Value in Land and Income Potential! Nakiska ~ "Where Friends Meet." NDA available upon request.

Area	Clearwater	Age	1992
Bedrooms	6	Taxes	3555
Bathrooms	5	Tax Year	2023
Lot Size	472	MLS#	180245
Floor Space	5182	Parking	9 Spaces, Garage (1 car), Open, Detached Garage/Shop, Add'l Parking



To view interactive floor plans scan this QR code with your smart phone



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